

# TOWN OF THOMPSON

## Zoning Board of Appeals

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
PHONE: 860-377-1562  
E-MAIL: [zeo@thompsonct.org](mailto:zeo@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

### Agenda: Zoning Board of Appeals

p. 1 of 2

**Wednesday, December 13, 2021 at 7:00 PM**

**Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255**

1. Call to order
2. Roll call and seating of alternates
3. Public Hearing:
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes
  - a. ZBA Regular Meeting Minutes October 13, 2021
6. Correspondence:
  - a. PZC Regular Meeting Minutes October 25, 2021
  - b. PZC Regular Meeting Minutes November 22, 2021
  - c. Town of Thompson ZBA Budget Report October and November 2021
  - d. Town of Webster Zoning Board of Appeals Decision
  - e. Town of Webster Zoning Board of Appeals Notice of Public Hearing
  - f. Town of Webster Zoning Board of Appeals Notice of Public Hearing
  - g. Town of Webster Zoning Board of Appeals Revised Notice of Public Hearing
  - h. 2022 Thompson Boards, Commissions, Committees and Area Agencies Meeting Schedule
  - i. Connecticut Federation of Planning and Zoning Agencies
  - j. ZEO Memo
7. APPLICATIONS: APPEALS AND VARIANCES

ZBA #21-07 applicant Tim Aubin, property owner of 94 Gawron R, Map 103, Block 31, Lot 21, Zone RRAD requesting a variance of Zoning Regulations, Article 7, Definitions, accessory dwelling or structure part of which states "a building or structure, in addition to the principal building, that is clearly subordinate to, and customarily incidental to, and is located upon the same lot as the principal building....."

ZBA #21-08 applicant Joseph Blanchard, property owner 353 Pasay Rd, Map 79 Block 47, Lot 10K, Zone RRAD, applying for a 10' front variance to build a 18' x 24' Accessory building. RRAD front setback is 40 feet.
8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

## Zoning Board of Appeals Regular Meeting Agenda December 13, 2021

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### 9. Old Business:

### 10. New Business:

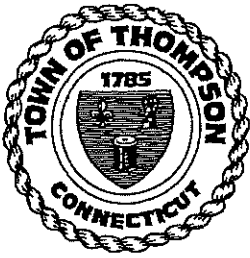
- a. Election of Officers
- b. Update Member List
- c. Review of Bylaws and Amending Article XIV Public Relations
- k. Board Members Training requirement of PA 21-29 which established ongoing training requirements for land use commissioners and board members.

### 11. Next Meeting

Monday, January 10, 2022, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

### 12. Adjournment

Respectfully Submitted,  
Gloria Harvey, Recording Secretary



TOWN of  
**THOMPSON**  
Planning and Zoning Offices

FOR OFFICE USE ONLY Required FEE: \$335.00

Fee Paid: \$ \_\_\_\_\_  Cash  
 Check # \_\_\_\_\_  
Check Payable to Town of Thompson

Variance application     Certificate of Location/Motor Vehicle Repair  
 Appeal application     Lessen Non-conforming Use  
Application Number: \_\_\_\_\_  
Application Date Received: 11-30 2021    21-07

Name of Applicant: Tim Aubin

Contact Information: 860 933 8824 Telephone or (optional) Cell: \_\_\_\_\_

Owner(s) of Record: 94 GAWTON Rd

Address of Owner(s) of Record: 86 Bosworth Rd Pomfret CT 06259

Address of Subject Property: \_\_\_\_\_  
Assessor's Property Information:  
Map 103, Block 31, Lot 21  
Deed Information: Volume \_\_\_\_\_ Page \_\_\_\_\_ Zone RRAD

State Nature of :  Variance or  Appeal: Requesting Variance of zoning regulations Article 7, definitions, accessory building or structure.

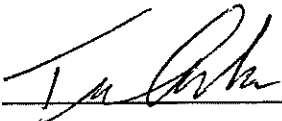
State Nature of Hardship or Grievance: \_\_\_\_\_

If required additional space for statement attach a type written letter to this form...

**The following information shall accompany the application & is the responsibility of the Applicant:**

- A description/notice of the proposed variance to the applicable property owners located within a two hundred (200') foot radius from all lot lines of the subject property; information on the required 200' radius is available in the Thompson's Assessor's Office's database, mapping system.
- A stamped A2 survey by a CT licensed land surveyor of subject property (Effective as of November 13, 2006).
- The applicant, at his/her expense at least ten (10) business days before the date of the Public Hearing, shall mail, postage prepaid, by certified/mail return receipt to the applicable property owners located, (as stated above) 200-foot radius from all lot lines of the subject property.
- The applicant will have four (4) business days prior to the Public Hearing to file the Certified/Mail Receipt (green card & white paid receipt) with the Commission or its designated Zoning Enforcement Office.
- A sign posted on the premises announcing the Public Hearing shall be in place 14 calendar days prior to the scheduled hearing and removed within 48-hours of conclusion of the hearing.

A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00  
Sign    Legal notice    Total

Signature of Applicant  Date 11/30/, 2021

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_, 20

DATE OF PUBLIC HEARING \_\_\_\_\_, 20      APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

REASON FOR DECISION \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20  
 Chairman, Thompson Zoning Board of Appeals

NOTE: If Variance or Appeal is approved, the applicant will receive a formal Approval which shall be recorded with the Town of Thompson's Town Clerk at the Applicant's Expense and then becomes effective 15 days after the publication of the Legal Notice of Approval. A variance is not valid until the approval has been filed in the Town Clerk's office.

**Next Page (3) List Names of Abutters**



TOWN of  
**THOMPSON**  
PLANNING AND DEVELOPMENT OFFICE

FOR OFFICE USE ONLY      REQUIRED FEE: \$335.00

Fee Paid \$: \_\_\_\_\_  Cash  Check # \_\_\_\_\_  
*Make Check Payable to: Town of Thompson*

Application Submission Date: 12/2/2021

Application number: \_\_\_\_\_

<input checked="" type="checkbox"/> Variance Application	<input type="checkbox"/> Certificate of Location/Motor Vehicle*
<input type="checkbox"/> Appeal Application	<input type="checkbox"/> Lessen Non-Conforming Use*
Application Number <u>21-08</u>	
Date of Application <u>12/2</u> 20 <u>21</u>	
<i>Office Space Use Only</i>	

Name of Applicant: JOSEPH BLANCHARD Telephone #: 815-985-4791  
*Print*

Address: 353 PASAY RD. (Optional) Cell #: \_\_\_\_\_

Owner(s) of Record: "SAME" Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Address of Subject Property:			
<u>353 PASAY RD.</u>			
Deed Information: Volume Number		<u>765</u>	Page Number <u>212</u>
Map	<u>79</u>	Block	<u>47</u> Lot <u>10K</u> Zone <u>RRAD</u>

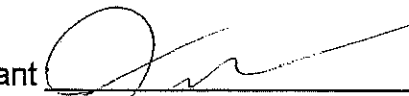
State Nature of  Variance\*  Appeal: 10' FRONTYARD SETBACK DEFICIENCY

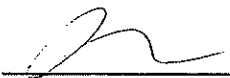
State Reason for Hardship or Grievance: EXISTING HOUSE LOCATION + DRIVEWAY LOCATION.

**The following information shall accompany the application & is the responsibility of the Applicant:**

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- A stamped A2 survey by a CT licensed land surveyor of subject property (Effective as of November 13, 2006).
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A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00  
*Sign* *Legal notice* *Total*

Signature of Applicant  Date 12/2, 20

Signature of Property Owner  Date 12/2, 20

DATE OF PUBLIC HEARING \_\_\_\_\_, 20 APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

REASON FOR DECISION \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20  
 Chairman, Thompson Zoning Board of Appeals

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